

STAFF'S REQUEST ANALYSIS AND RECOMMENDATION

06SN0309

Allen M. Kidd

Clover Hill Magisterial District Reams Elementary; Providence Middle; and Monacan High School Attendance Zones Southwest quadrant of Knightsbridge and North Arch Roads

<u>REQUEST</u>: Rezoning from Neighborhood Office (O-1) to Residential (R-12).

PROPOSED LAND USE:

One (1) single family residence is planned.

RECOMMENDATION

Recommend denial for the following reasons:

- A. While the Northern Area Plan designates the property for residential use, the proposed single family dwelling would not provide an appropriate transition between the Archway Sixty office park to the north, the Arboretum office development to the east and the Corporate Office (O-2) zoning to the south.
- B. The proffered conditions do not adequately address the impacts of this development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the need for schools is identified in the Public Facilities Plan and the Capital Improvement Program, and the impact of this development is discussed herein. The proffered conditions do not mitigate the impact on school facilities, thereby not insuring adequate service levels are maintained and protecting the health, safety and welfare of County citizens.

(NOTES: A. THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS.

Providing a FIRST CHOICE community through excellence in public service

В. SHOULD BE NOTED THAT AMENDMENTS TO THE PROFFERED CONDITIONS WERE NOT RECEIVED AT LEAST THIRTY (30) DAYS PRIOR TO THE COMMISSION'S PUBLIC **HEARING** PER THE "SUGGESTED **PRACTICES** AND PROCEDURES". THE "PROCEDURES" SUGGEST THAT THE CASE SHOULD BE DEFERRED IF REPRESENTATIVES FROM THE **AFFECTED** NEIGHBORHOODS(S), STAFF AND THE COMMISSIONERS HAVE NOT HAD SUFFICIENT TIME TO EVALUATE THE AMENDMENTS. STAFF HAS HAD AN OPPORTUNITY TO THOROUGHLY REVIEW THESE AMENDED PROFFERS.)

PROFFERED CONDITIONS

- 1. Prior to the issuance of a building permit, forty-five (45) feet of right-of-way on the west side of North Arch Road, measured from the centerline of that part of North Arch Road immediately adjacent to the property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)
- 2. No direct vehicular access shall be provided from the property to North Arch Road. (T)
- 3. The applicant, subdivider, or assignee(s) shall pay the following to the County of Chesterfield, prior to the issuance of a building permit, for infrastructure improvements within the service district for the property:
 - a. \$10,269 per dwelling unit; or
 - b. The amount approved by the Board of Supervisors, not to exceed \$10,269 per dwelling unit as adjusted upward by any increase in the Marshall and Swift Building Cost Index between July 1, 2005 and July 1 of the fiscal year in which the payment is made if paid after June 30, 2006. At the time of payment, the \$10,269 will be allocated pro-rata among the facility costs as follows: \$602 for parks and recreation, \$348 for library facilities, \$8,915 for roads, and \$404 for fire stations. Payments in excess of \$10,269 shall be prorated as set forth above.
 - c. Cash proffer payments shall be spent for the purposes proffered or as otherwise permitted by law. (B & M)

GENERAL INFORMATION

Location:

South line of Knightsbridge Road and the west line of North Arch Road and located in the southwest quadrant of the intersection of these roads. Tax ID 752-705-4058.

Existing Zoning:

O-1

Size:

0.6 acre

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - O-2; Office South - O-2; Office

East - R-7 and O-2; Multifamily residential and office

West - R-7; Single family residential

UTILITIES

Public Water System:

The public water system is available to serve this site. A sixteen (16) inch water line extends along the west side of North Arch Road within an easement across this site. In addition, a six (6) inch water line extends along the north side of Knightsbridge Road opposite this site. Use of the public water system to serve this site will be required by County Code.

Public Wastewater System:

There is an existing ten (10) inch wastewater collector line extending along North Arch Road, adjacent to this site. Connection to the county wastewater collector system will be required by County Code. It appears that there may not be a lateral available for tying into the public wastewater system. The developer will be required to install a lateral as part of connecting the proposed residence to the public sewer line.

ENVIRONMENTAL

Drainage and Erosion:

This request will have a minimal impact upon environmental facilities.

PUBLIC FACILITIES

The need for fire, school, library, park and transportation facilities is identified in the <u>Public Facilities Plan</u>, the <u>Thoroughfare Plan</u> and the <u>Capital Improvement Program</u>. This development will have an impact on these facilities.

Fire Service:

The <u>Public Facilities Plan</u> indicates that fire and emergency medical service (EMS) calls are expected to increase forty-four (44) to seventy-eight (78) percent by 2022. Six (6) new fire/rescue stations are recommended for construction by 2022 in the <u>Plan</u>. In addition to the six new stations, the <u>Plan</u> also recommends the expansion of five (5) existing stations. Based on one (1) dwelling unit, this request will generate less than one (1) call for fire and emergency medical service each year. The applicant has addressed the impact on fire and EMS. (Proffered Condition 3)

The Buford Road Fire Station, Company Number 9, and Forest View Volunteer Rescue Squad currently provide fire protection and emergency medical service. When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

Schools:

Approximately one (1) student will be generated by this development. Currently, this site lies in the Reams Elementary School attendance zone: capacity - 661, enrollment - 560; Providence Middle School zone: capacity - 1,089, enrollment - 993; and Monacan High School zone: capacity - 1,692, enrollment - 1,642. The enrollment is based on September 30, 2005 and the capacity is as of 2005-2006. There are currently eight (8) trailers at Providence Middle that are used for various programs.

This case, combined with other tentative residential developments and zoning cases in the zones, would continue to push these schools to capacity. The applicant has not addressed the impact of this development on school facilities. (Proffered Condition 3)

Libraries:

Consistent with the Board of Supervisors' policy, the impact of development on library services is assessed Countywide. Based on projected population growth, the <u>Public Facilities Plan</u> identifies a need for additional library space throughout the County.

While use of this property for a single dwelling would have a negligible impact on Library services, continued development in this area of the county would most likely affect the existing La Prade Library, the Bon Air Library or a proposed new facility in the vicinity of Reams Road and Lucks Lane as identified in the <u>Plan</u>. The applicant has addressed the impact of this development on library facilities. (Proffered Condition 3)

Parks and Recreation:

The <u>Public Facilities Plan</u> identifies the need for three (3) new regional parks, seven (7) community parks, twenty-nine (29) neighborhood parks and five (5) community centers by 2020. In addition, the <u>Public Facilities Plan</u> identifies the need for ten (10) new or expanded special purpose parks to provide water access or preserve and interpret unique recreational, cultural or environmental resources. The <u>Plan</u> identifies shortfalls in trails and recreational historic sites.

The applicant has addressed the impact of this development on park facilities. (Proffered Condition 3)

Transportation:

The property (0.6 acre) is currently zoned neighborhood office (O-1), and the applicant is requesting rezoning to residential (R-12). This request will have a minimal impact on the anticipated traffic generated by development of the property.

The <u>Thoroughfare Plan</u> identifies North Arch Road as a major arterial with a recommended right of way width of ninety (90) feet. The applicant has proffered to dedicate forty-five (45) feet of right of way along North Arch Road for the entire property frontage, in accordance with that Plan. (Proffered Condition 1)

Access to major arterials, such as North Arch Road, should be controlled. The applicant has proffered that no direct vehicular access will be provided from the property to North Arch Road. (Proffered Condition 2)

The applicant has also proffered to contribute cash, in an amount consistent with the Board of Supervisors' Policy, towards mitigating the traffic impact of the residential development. (Proffered Condition 3)

Financial Impact on Capital Facilities:

		PER UNIT
Potential Number of New Dwelling Units	1*	1.00
Population Increase	2.72	2.72
Number of New Students		
Elementary	0.23	0.23
Middle	0.13	0.13
High	0.17	0.17
TOTAL	0.53	0.53
Net Cost for Schools	5,348	5,348
Net Cost for Parks	604	604
Net Cost for Libraries	349	349
Net Cost for Fire Stations	405	405
Average Net Cost for Roads	8,942	8,942
TOTAL NET COST	15,648	15,648

^{*}Based on an average actual yield of 1.99 units per acre. The actual number of units and corresponding impact may vary.

As noted, this proposed development will have an impact on capital facilities. Staff has calculated the fiscal impact of every new dwelling unit on schools, roads, parks, libraries, and fire stations at \$15,648 per unit. The applicant has been advised that a maximum proffer of \$15,600 per unit would defray the cost of the capital facilities necessitated by this proposed development.

The applicant has offered cash in the amount of \$10,269 per unit (Proffered Condition 3). The cash adequately addresses all categories of capital facilities except schools. Consequently, the county's ability to provide adequate school capital facilities will be adversely affected.

Note that circumstances relevant to this case, as presented by the applicant, have been reviewed and it has been determined that it is appropriate to accept the maximum cash proffer in this case. Staff recommends that the applicant fully address the impact of this request on capital facilities.

The Planning Commission and the Board of Supervisors, through their consideration of this request, may determine that there are unique circumstances relative to this case that may justify acceptance of proffers as offered.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the <u>Northern Area Plan</u> which suggests the property is appropriate for medium density residential use of 1.51 to 4.0 units per acre.

One of the goals of the <u>Plan</u> is to provide for an appropriate transition from commercial to residential areas through buffering and land use transition. Given the property's location adjacent to existing Corporate Office (O-2) development to the north and east and Corporate Office (O-2) zoning to the south, as well as its frontage on a major arterial (North Arch Road), as designated on the <u>Thoroughfare Plan</u>, residential development may no longer be an appropriate land use, as originally suggested by the Plan.

Area Development Trends:

Adjacent property to the north is occupied by the Archway Sixty office park development. Adjacent properties to the south are zoned Corporate Office (O-2) and are currently occupied by an office conversion of a single family residence and a residence for the owner/operator of that business, or are currently vacant. Property to the east is occupied by the Arboretum office development and the North Arch Village apartments and properties to the west are occupied by single family dwellings. It is anticipated that this immediate area along North Arch Road will provide transition from the existing office development to the north and single family residential development to the south as well as from North Arch Road and the neighboring Arboretum office development to the east and existing single family residential development to the west.

Zoning History:

On October 24, 1990, the Board of Supervisors, upon a recommendation for denial by the Commission, denied a rezoning from Residential (R-7) to Corporate Office (O-2) on the request property (Case 90SN0256). The Board noted concerns with the proposed densities, transportation and access issues and potential encroachment of intense development upon the adjacent neighborhood.

On April 24, 1991, the Board of Supervisors, with a recommendation for denial by the Commission, approved a rezoning from Residential (R-7) to Neighborhood Office (O-1) on the request property (Case 91SN0131). Proffered conditions addressed use and height limitations, access and roadway improvements. The Board noted that the proffered conditions addressed previous concerns expressed with the original O-2 request.

CONCLUSIONS

Although the Northern Area Plan designates the property for residential use of 1.51 to 4.0 units per acre, the proposed single family dwelling does not provide an appropriate transition between

the Archway Sixty office park to the north, the Arboretum office development to the east and the Corporate Office (O-2) zoning to the south.

Further, the proffered conditions do not adequately address the impacts of this development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the need for schools is identified in the <u>Public Facilities Plan</u> and the <u>Capital Improvement Program</u>, and the impact of this development is discussed herein. The proffered conditions do not mitigate the impact on schools, thereby not insuring adequate service levels are maintained and protecting the health, safety and welfare of County citizens.

Given these considerations, denial of this request is recommended.

